

1 D'ANGELO LEE: Yeah.
2 KYLE ROBERTSON: Hello?
3 RON SLOVACEK: D'ANGELO?
4 LEE: Yeah.
5 SLOVACEK: You there?
6 LEE: Yeah, I'm here.
7 SLOVACEK: KYLE, you there?
8 ROBERTSON: Yeah.
9 SLOVACEK: Y'all hear each other?
10 LEE: Hello?
11 SLOVACEK: Can y'all hear each other?
12 LEE: I can't, I hear him faintly. I hear him
13 faintly. Or is that, maybe my verberation?
14 SLOVACEK: Hey, you got your radio on D'ANGELO?
15 Turn your radio down a little bit. I can hear
16 your radio more than you.
17 LEE: Can you hear me now?
18 SLOVACEK: Much, much better.
19 LEE: Okay. KYLE? KYLE?
20 ROBERTSON: Did, ahh, RON tell you what DARRYL told me?
21 LEE: He did. He did, and I don't know the best way
22 for you to say that to him. To say this to him, but
23 you let him know, that he has committed himself,
24 verbally, to do this deal. He has 200,000 plus square
25 feet of space that's not on the tax roll, that will be

1 on the tax roll. He has, that, that \$450,000 that
2 he's been experiencing, realizing each year, some how
3 some way, he's gonna pay for Code enforcement. Code
4 violations that he has on the property, that we've all
5 ignored. So, you let him know that, I mean, you know,
6 it's not, it, it wouldn't be in his favor. You know,
7 not to honor the commitment that he just made. We're
8 paying him market rates for the deal, and we expect
9 for him to follow through.

10 SLOVACEK: KYLE, how could we give that to him in a
11 politically correct way?

12 ROBERTSON: Yeah, well he's got...

13 LEE: I'll have DON, as a Commissioner,
14 I can send, well, I either, well, I'll never wanta use
15 a hard ball first, but I'll send a, a letter to him,
16 just acknowledging our meeting from the City of
17 Dallas, and (UI) really appreciate, you know, taking
18 the time out of Committee to the sale, to the LKC, da
19 da da, we're anticipating this, you know, eagerly
20 look, looking at redeveloping this property. You know
21 this property has been a sore in the community for so
22 long and, you know, this is a opportunity to address
23 many of the code, ahh, issues facing that property,
24 and really you know ahh, ahh, bringing the community
25 back around.

1 SLOVACEK: And bringing that property back up to...
2 LEE: The code.
3 SLOVACK: ...acceptable standards.
4 LEE: Right.
5 ROBERTSON: Yeah, I think that's a great letter to
6 send down to him...
7 LEE: Well, I, can do that, and then,
8 if that doesn't work, then I'll, then I'll get DON to
9 send one.
10 ROBERTSON: Yeah.
11 SLOVACEK: I think what needs to be communicated to
12 him though is, he made a damn commitment, he needs to
13 stick by it, 'cause he's gonna piss the wrong people off.
14 ROBERTSON: Yeah.
15 SLOVACEK: And I, maybe he ain't getting that.
16 LEE: Well, I will go ahead and, and
17 get to the office, I'm actually, I'm pulling up now.
18 SLOVACEK: KYLE, also, I, D'ANGELO...
19 ROBERTSON: UI, D'ANGELO draft a letter and I'll give
20 you a fax number and you can fax it to him.
21 LEE: I'll do that. I'll, I'll get GLENDA to...
22 ROBERTSON: And that way we can get it down there to
23 him today.
24 LEE: Yeah, a matter of fact, I'm gonna send it
25 directly from ahh...

1 SLOVACEK: City office, DON's office?

2 LEE: City Hall.

3 SLOVACEK: Yeah. The ahh, 'cause I mean, we got the
4 City of Dallas' buy in, KYLE, that's the main thing.
5 And if he pisses the City of Dallas off...

6 LEE: Can we get, ahh, then what, what I would like
7 to do, I mean, just to expedite the process, and RON,
8 you check your resources, and I'm gonna do the same
9 thing, and I'm just gonna try to press, ahh, CDK on
10 it. I, I mean, I just want to give 'em money, let's
11 go hard. I mean, you know, let's just, let's get
12 moving on the deal because...

13 SLOVACEK: Well, I think they said the 12th. I mean,
14 he was, he was okay with everything, it's just he's
15 waffling on that.

16 ROBERTSON: Do, D'ANGELO, do you have any idea who
17 would be a 60,000 square foot UI down here?

18 LEE: Look at this damn diesel truck, Jesus Christ.

19 SLOVACEK: He thinks it might be the VA. It might be,
20 ahh, GRETA who's looking for some space for them.
21 Maybe making that call to...

22 LEE: I'll, I'll call GRETA.

23 ROBERTSON: Who?

24 LEE: I'll call GRETA as soon as I get into the office.

25 SLOVACEK: The VA.

1 LEE: I...because I know...

2 ROBERTSON: UI

3 SLOVACEK: Yeah.

4 LEE: I'll call her, just as soon as I get into the
5 office.

6 ROBERTSON: She's a UI. Is that UI...

7 LEE: It is, it's not the VA, because the VA cannot,
8 cannot do 60,000 square feet at one time.

9 ROBERTSON: Mm-hmmm.

10 LEE: They can, they, they only can do up to 10,000
11 square feet, ahh, per year.

12 SLOVACEK: See, he made, the, if, if it is the VA,
13 they may not have made that known yet. They might
14 have said, we need 60,000 square feet.

15 ROBERTSON: Well, he's talking to his broker too, and
16 the broker...

17 SLOVACEK: Oh.

18 ROBERTSON: Probably said, oh yeah, they need a
19 total of 60,000, but they didn't tell him any of the
20 specifics. Does the VA need a total of 60,000?

21 LEE: 40.

22 SLOVACEK: 40, yeah.

23 ROBERTSON: A total of 40,000?

24 SLOVACEK: Yeah, yeah.

25 ROBERTSON: Okay.

1 SLOVACEK: Well.

2 LEE: Well, I, I'm, I'm gonna call. I'm gonna call
3 her right now and find out, or e-mail her.

4 SLOVACEK: KYLE, from your conversation you
5 had with him,...

6 LEE: Hold on for a minute. Hold on, hold on.

7 SLOVACEK: Go ahead.

8 Pause

9 LEE switches calls

10 LEE: Good afternoon.

11 CHUCK RUSSELL: Is this COMMISSIONER LEE?

12 LEE: This is he.

13 RUSSELL: This is CHUCK RUSSELL from the COKER
14 COMPANY ...

15 LEE: Hey, CHUCK, how you doing?

16 RUSSELL: Pretty good, how are you doing?

17 LEE: Very well, thank you.

18 RUSSELL: I'm touching base with you on a minor
19 amendment we have coming up on Thursday?

20 LEE: Mm-hmmm.

21 RUSSELL: It's the one RICHARD BROWN reviewed, and
22 has indicated he has no problems with. It's the HOPE UI
23 REED PRODUCTS, down off of River Oaks, near Central?

24 LEE: Yeah.

25 RUSSELL: Are you, you familiar with that, that

1 property?

2 LEE: Ahh, I believe I am.

3 RUSSELL: It's, it's a really neat operation down
4 there. They, they grind up old wood pallets and they
5 make mulch and stuff out of 'em. And ahh, we been
6 through the SUP process a couple times now and gotten
7 it approved. And all they're doing, as far as the
8 minor amendment goes, is adding a second grinder back in
9 the back where they do all the...

10 LEE: And it's located where?

11 RUSSELL: This is off of River Oaks.

12 LEE: And what?

13 RUSSELL: And Central. Ahem, it's where River, I
14 think it's River Oaks where it crosses, where it
15 intersects with Central. It's way far, southeast
16 towards, ahh, Lemon, ahh, Lake and Park?

17 LEE: Okay. Okay. It's up north or is it south?

18 RUSSELL: It's Southeast, it, it's ahh near Simpson
19 Stewart Road, and it's north of Simpson Stewart, north
20 of 20.

21 LEE: It's in my district.

22 RUSSELL: Yes, sir.

23 LEE: Okay ahem, okay. Let, let's touch bases on
24 that, ahh, I have another call on the line that is
25 very pressing.

1 RUSSELL: Okay.

2 LEE: We ahh, ahh, is, is it coming up Thursday?

3 RUSSELL: Coming up Thursday. Why don't I try to

4 catch you before the briefing, just to bring you up to

5 speed. But it shouldn't, there shouldn't be any

6 problems with it.

7 LEE: Alright, do that.

8 RUSSELL: Okay, I'll, I'll do that.

9 LEE: Bye.

10 RUSSELL: Thank you.

11 LEE returns to call with SLOVACEK and ROBERTSON

12 ROBERTSON: UI... D'ANGELO UI shooting a letter down

13 there...

14 LEE: Hello?

15 SLOVACEK: D'ANGELO?

16 LEE: Yeah.

17 ROBERTSON: Shoot the let, D'ANGELO, draft the letter

18 and call me, I'll be in the office UI and then fax,

19 and we'll fax it down there to him. And then, and

20 then I'll call STANLEY, and talk to him some more, and

21 see if I can get him to get, he's supposed to call

22 this broker, and find out if this deal's for real or not.

23 LEE: I don't care if it is for real.

24 SLOVACEK: Yeah.

25 LEE: It can be, it, it can be for real. And you let

1 him know that, I mean, we have no control over him at
2 this point, leasing his space, he's still the owner.
3 He has every right to do that.
4 ROBERTSON: Yeah.
5 LEE: But, but what, what we are not tolerating and
6 what is unacceptable, is him reneging on his verbal
7 commitment that he made.
8 SLOVACEK: Yeah.
9 LEE: I mean, we work...
10 SLOVACEK: And he had 6 witnesses in there.
11 LEE: Yeah, we'll work on the tenancy. And just let
12 him know, say you know, I mean, MR. SPIGEL,
13 I mean, you are a veteran real estate guy, and you know
14 that property owners and the city don't wanta become,
15 ahh, antagonistic. You, you don't want to be against
16 the city that you're making money in.
17 SLOVACEK: Yeah.
18 LEE: You just don't wanta do that, and at this
19 point, we're not saying don't move forward leasing
20 your tenancy. You know, leasing up your property.
21 You have every right to do that, but you also need to
22 be committed to, you know, your, your, the commitment
23 that you made. And you made that in the presence of
24 Assistant Mayor and ahh, ahh, the ahh, the ahh...
25 SLOVACEK: And the pension fund.

1 LEE: The pension fund, to the Commissioners in,
2 in that district. I mean, these people and, and mind
3 you , let's be frank, your, your property is not, you
4 know, up to code. I mean, it's, it's not the, the,
5 you know a, a...
6 SLOVACEK: We're trying to go through the normal,
7 we're trying to go through the normal channels, to
8 help to pay you a market price for your property and,
9 and, and that...
10 LEE: I mean, I could, I could really make it
11 difficult for him.
12 You know I, I could eat up that 450 for
13 him for the next 4 or 5 years, and then he'll give
14 that property away. Because I can make him come in
15 and fix that parking, I mean, it's just, it's, I mean,
16 it's a plethora of things.
17 SLOVACEK: Yeah.
18 LEE: That I, that I could be a hard nose about. But
19 I, I'm, I'm choosing not to be, because, you know, but
20 if he's gonna play those games, then, you know? You
21 got to do what you gotta do.
22 SLOVACEK: Right. Because for the betterment of that
23 area, for the improvement of the whole district over
24 there, the improvement of Dallas, we're trying to go
25 the normal, normal channels.

1 ROBERTSON: UI crossed my mind. So, let me ahh,
2 start working it from that angle. I'll call him this
3 afternoon, and have another discussion with him, and
4 see what we can get done.

5 SLOVACEK: KYLE, I think if you had a discussion with
6 him, I think it would be, none of this you heard
7 directly. Ahh, you just, you know, there are tools
8 available. You know? That ahh, and I mean, really
9 the main thing is to, is the City of Dallas is buying
10 into this deal. They're not, not indirectly, but very
11 directly. And, so they...

12 LEE: UI, I mean, the City are significant equity
13 partners in this deal.

14 SLOVACEK: Yeah.

15 ROBERTSON: Okay.

16 SLOVACEK: They're not gonna look at it lightly when
17 somebody backs out on a deal they said they would do.
18 Especially when they feel like they're giving premium
19 dollars for it.

20 ROBERTSON: Well, I told him on the phone, I said, I
21 said STAN, STANLEY said, are they gonna be upset? I
22 said, that's gonna be, that's an understatement. Who
23 UI? UI you keep waffling on us. You commit to us,
24 and then you back off. He said, oh, I understand UI...

25 SLOVACEK: No, he commits to us. No, he, he commits,

1 he backs off...

2 ROBERTSON: UI

3 SLOVACEK: No, he commits, and the reason he has

4 that damn activity, is 'cause we're generating that

5 activity.

6 LEE: Absolutely

7 SLOVACEK: And the reason we're generating it...

8 ROBERTSON: That's a good point RON, UI real quietly up

9 front, keep the property tied up...

10 SLOVACEK: Yeah.

11 ROBERTSON: And then go on.

12 MALE VOICE: UI

13 LEE: And also let him know this, let him know this,

14 KYLE.

15 SLOVACEK: KYLE, KYLE, he wouldn't let us tie it up.

16 LEE: But let him know this too, is that, is that we,

17 we respected his wishes and we, I mean, we, we've...

18 SLOVACEK: Everything he's got is gonna be UI.

19 LEE: UI. You know we could have very well

20 have, have publicized this project months ago. But we

21 honored his wishes, you know, not to let it be known

22 that a potential sale is, is being done.

23 SLOVACEK: Yeah, I mean, we, we ahh, like D'ANGELO

24 said...

25 LEE: We UI this property because it's UI...

1 SLOVACEK: He was, yeah, he was concerned about
2 tenant flight. We kept it quiet. We, yeah, we could
3 have publicized it. We worked...
4 LEE: We could have closed that deal immediately.
5 ROBERTSON: Alright, well let me talk to him this
6 afternoon, and I'll call you back.
7 SLOVACEK: Alright.
8 LEE: Alright.
9 SLOVACEK: Alright UI.
10 LEE: RON.
11 END OF TAPE
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Target:	DAngelo Lee
Line:	214-729-3484
Session:	5617
Date:	04/11/2005
Start Time:	13:04:42 CDT
Duration:	00:011:18
Direction:	Incoming

5628